



South Waterside | Kielder | NE48

£195,000

Well-presented end terraced family home offering spacious gardens in the popular village of Kielder.

ROOK
MATTHEWS
SAYER



3



1



2

END TERRACED FAMILY HOME

THREE BEDROOMS

LARGE END PLOT

RURAL VILLAGE LOCATION

DESIRABLE KIELDER

RECENTLY MODERNISED

OPEN KITCHEN DINER

OFF STREET PARKING

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Well-presented end of terrace home with an extra wide plot offering spacious gardens and potential off-street parking as well as oil central heating system inside the property.

This recently modernised three-bedroom home has been reconfigured by the current owner and modernised to offer a fabulous property, lending itself to full time occupation or holiday lets in the popular village of Kielder.

The property is entered into the central hallway offering cloaks hanging, staircase to first floor and doors to both lounge and kitchen spaces. Also in the hallway are a single and double storage cupboards.

The lounge boasts double internal doors from the hallway as well as double French doors to the rear patio area. A log burner set into the central fireplace is another lovely feature.

The kitchen and dining room have been opened up to create a bright and airy space to cook and eat together. A further log burner offers another source of cosiness in the winter months.

To the front, a door to a large storage cupboard offers an ideal pantry or storage area.

Off the kitchen to the rear is the utility room with plumbing for utilities, countertops, window and door to rear garden but also direct access to the ground floor shower room which has been tastefully finished with heated towel rail included.

To the first floor are family shower room and three bedrooms, the main of which is dual aspect and very generous in size.

The family shower room is again very nicely finished with heated towel rail.

There is an outhouse containing the boiler and space for garden tools.

Externally, the gardens need to be seen to be appreciated. Almost double width plot offered as a blank canvass to make your own.

Viewings are strongly advised to appreciate the quality on offer.

T: 01434 601616

hexham@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



INTERNAL DIMENSIONS

Lounge: 16'10 x 11'10 into alcove (5.13m x 3.61m)

Bedroom 1: 16'11 x 11'11 into alcove and robes (5.16m x 3.63m)

Bedroom 2: 12'0 x 9'8 into alcove and robes (3.66m x 2.95m)

Bedroom 3: 11'11 x 6'7 into alcove and robes (3.63m x 2.01m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

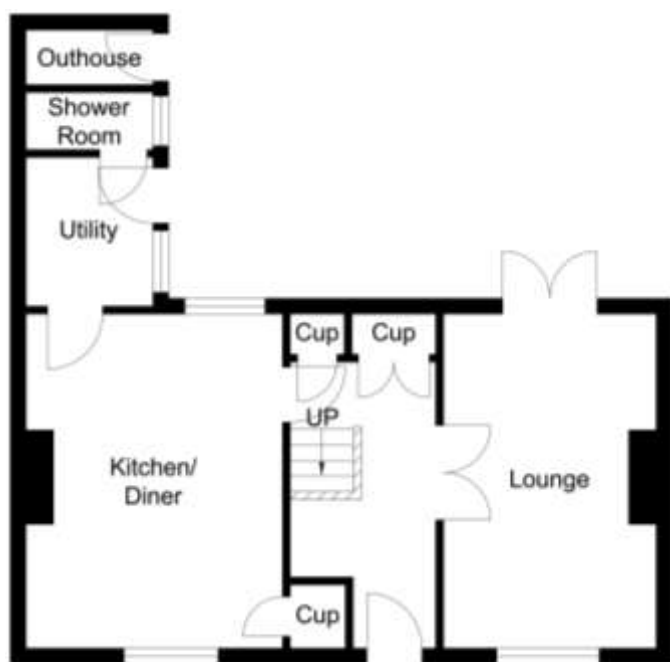
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

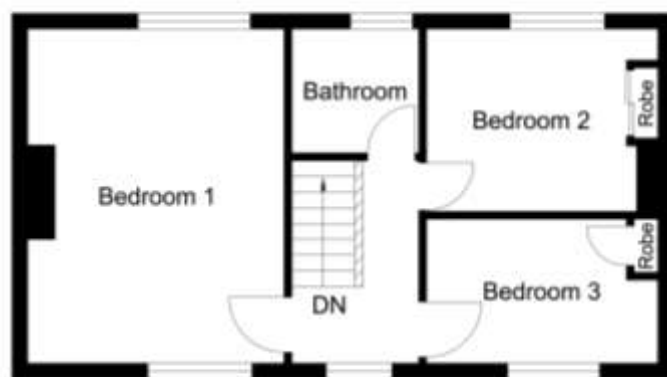
EPC RATING: E

HX00006644.BJ.SM.20.10.2025.V.1





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

T: 01434 601616

hexham@rmsestateagents.co.uk

